

CITY COUNCIL, CITY OF LODI
CITY HALL COUNCIL CHAMBERS
JULY 17, 1963

A regular meeting of the City Council of the City of Lodi was held beginning at 8:00 p.m. of Wednesday, July 17, 1963. Councilmen Brown, Culbertson, Dow, Ullmann and Katsakian (Mayor) present. None absent.

Also present: City Manager Graves, Administrative Assistant Carlton and Planning Director Rodgers.

MINUTES Minutes of July 3, 1963 were approved as written and mailed on motion of Councilman Culbertson, Dow second.

PUBLIC HEARINGS

ANNEX NORTHTRIDGE ADDITION ORD. NO. 757 INTRODUCED Notice thereof having been published in accordance with law, Mayor Katsakian called for hearing on the proposal to annex the Northridge Addition. City Manager Graves read a memorandum from the Planning Director stating that through an oversight the zoning of the Northridge Addition had not been brought to the attention of the Planning Commission for recommendation thereon to the Council. However, the existing industry located on the property, the past action of the Planning Commission in recommending approval of County industrial zoning for the parcel, and the industrial designation of the area on the Lodi General Plan would indicate that the area should be annexed in the "M" industrial zone. On motion of Councilman Brown, Ullmann second, the Council introduced Ordinance No. 757 annexing the Northridge Addition with "M" industrial zoning, pending recommendation from the Planning Commission, by reading of title only and waiving reading of the ordinance in full.

FREEWAY ADVERTISING ORDINANCE Consideration of a freeway advertising ordinance having been continued from the meeting of June 5, 1963, in order to await outcome of State legislation thereon, City Manager Graves reported that the Z'berg Bill for the control of billboards on State highways had failed to pass in the State Legislature. He said that a draft of the ordinance had been mailed to the State Division of Highways for study, but as yet no report thereon had been received. As mentioned during the June 5 meeting, the Wine Grower's Guild wishes to have a sign erected adjacent to the freeway directing people to the Guild's hospitality room and feel that provision should be made in the ordinance for such directional signs. The Guild was to submit a design for their proposed sign, but have not done so to date. Mrs. Orrin Kettelman, 1130 South Cherokee Lane, said that the City should adopt a billboard ordinance in order that the State provide landscaping along the freeway. Since the City has not heard from the Division of Highways or the Wine Grower's Guild, it was moved by Councilman Dow that consideration of the Freeway advertising ordinance be tabled to the meeting of August 7, 1963. The motion was seconded by Councilman Brown and carried by unanimous vote.

HARNEY LANE INTERCHANGE Mr. Vernon Rastetter asked that the Council give its support to the request being made to the State Division of Highways for a full interchange at Harney Lane and 99 Highway. (Action taken at end of meeting)

COMMUNICATIONS

WRIGHT APPEAL RE VARIANCE A letter was read from John P. Wright, 901 Mariposa Way, appealing the decision of the Planning Commission in denying his request for a zoning adjustment to permit a detached accessory building to occupy more than 30% of the required rear yard of his property. The matter was set for public hearing on August 7, 1963, on motion of Councilman Dow, Ullmann second.

PETITION FOR
ALLEY BTW
HAROLD & MAPLE
IN 500 BLOCK

A petition was received from eighteen property owners in the 500 block of Maple and Harold Streets asking for the opening of the alley between Cherokee Lane and Garfield Street just south of Harold Street. They are willing to dedicate the necessary land to the City without cost with the understanding that the City will reconstruct and maintain the alley. City Manager Graves pointed out that it was contrary to City policy to make improvements under such conditions. The petition was referred to the City Manager who is to get in touch with the petitioners to see what can be worked out, on motion of Councilman Ullmann, Brown second.

CVD, LCC

Notice was received of the Central Valley Division of the League of California Cities meeting in Atwater on July 25, 1963.

REPORTS OF THE CITY MANAGER

OUTSIDE
WATER SERVICE
IN WISNER TR.

Mr. Graves reported on the investigation he had made concerning the request for water made by Mr. E. Wayne Weis whose residence is in the Wisner Tract outside the City limits. In addition to Mr. Weis there are several other residents in the tract who have no water or a dwindling supply. The utilities in the tract are not up to City standards and the area is without curb, gutters or sidewalk. Mr. Graves suggested that annexation proceedings be started as soon as feasible and that coincident with annexation a special assessment district be formed to bring the tract up to City standards. In order to receive water on a temporary basis, those who need water immediately could sign an agreement that they do not oppose annexation or formation of an assessment district. A number of residents of the area were present and expressed their interest in coming into the City. Mr. J. W. Taylor said he needed water now and would be interested in an assessment district, but would like to know the approximate cost. Mr. Graves said that the cost had not been figured, but that he would estimate something between \$1,000 and \$1,500 per lot. Mr. Art Wisner, living on Cochran Road, said that when the tract was developed twenty or so years ago there was sufficient water but for the past eight years they have been getting less water. He said they had storm drain trouble in the winter. The City Manager stated that Capell and Houston, developers of the subdivision north of the Wisner Tract, were agreeable to use of their ponding area for storm water from the Wisner Tract if it came into the City. Mr. Claude Lewis, Cochran Road, said that the cost of a special assessment district sounded high but that he was willing to have one formed. Mr. Joe Vitale, Willow Road, asked how annexation would effect his taxes and Mr. Graves explained that the taxes would not be higher and that he should be saving money on his utilities by being in the City. Mr. Graves said that if the Council decides to grant water to those who need it immediately, it could be charged on an acreage basis, but that water for the rest of the tract would come under the special assessment district. He said that when the Public Works Department had figures ready on the costs of an assessment district, he would have a meeting with the property owners. Councilman Dow moved that the City grant outside water service on a temporary basis to Mr. Weis, Mr. Taylor and Mr. Vitale providing that they sign an agreement stating that they will vote for the formation of a special assessment district and for annexation. The motion was seconded by Councilman Culbertson and carried unanimously.

CLAIMS

Claims in the amount of \$72,447.22 were approved on motion of Councilman Dow, Brown second.

SPECS -
CONCRETE PIPE

Specifications for concrete pipe were submitted for Council approval. The pipe would be used for the Lakewood School storm

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drain, the Benson Drive-Lodi Avenue Sanitary Line, as well as other projects. Councilman Brown felt that the contractor for each construction job should furnish the pipe. City Manager Graves said that tighter specifications would have to be written as the City only buys American-made pipe. After further discussion, it was moved by Councilman Culbertson, Dow second, that the Council approve the specifications for concrete pipe and authorize calling for bids thereon. The motion passed, with Councilman Brown voting no.

SPECS -
ERICH PARK
UTILITIES

City Manager Graves showed the Council a map of utilities proposed for the Erich Park Subdivision. Specifications for this job have not been completed, but the Public Works Department would like to advertise this project as soon as the plans and specifications are finished in order to have the bids by next regular Council meeting. On motion of Councilman Culbertson, Dow second, the Council approved advertising for bids on the Erich Park utilities as soon as the plans and specifications are completed.

SPECS -
LAKEWOOD SCH.
STORM DRAIN

Plans and specifications for the Lakewood School Storm Drain were approved and calling for bids authorized by the Council on motion of Councilman Dow, Ullmann second.

SPECS -
BENSON MANOR
SANITARY LINE

Mr. Graves presented specifications for the rehabilitation of two government surplus generators so that they may be used on storm drain pumps in the event of a power failure. On motion of Councilman Brown, Ullmann second, the Council approved the specifications for repair of the generators and authorized calling for bids thereon.

ACCEPT
STREETS

RES. NO. 2637
ADOPTED

The City Manager read a memorandum from the Engineering Department that Howard Street, Robert Street, and Loma Drive in the Loma Court Subdivision and Camellia Way in the Westdale Subdivision were ready for acceptance by the City. Mr. John Capell stated that Corbin Lane in the Westdale Subdivision was also ready for acceptance. On motion of Councilman Brown, Ullmann second, the City Council adopted Resolution No. 2637 accepting the streets in Loma Court and Westdale subdivisions as recommended by the Engineering Department with the understanding that Corbin Lane in Westdale Subdivision would be included also if approved by the Public Works Director.

1963-64
GAS TAX FUNDS

RES. NO. 2638
AND
RES. NO. 2639

The budget requests for gas tax funds for 1963-64 maintenance and engineering were presented for Council approval. On motion of Councilman Culbertson, Dow second, the City Council adopted Resolution No. 2638 approving the budget for 1963-64 street maintenance and authorizing the City Manager to sign same for submission to the State Division of Highways. Councilman Dow then moved the adoption of Resolution No. 2639 approving the budget for gas tax funds for engineering and authorizing its signature by the City Manager for submission to the State. The motion was seconded by Councilman Culbertson and carried.

DRIVEWAY -
BARBERA
PACKING
CORP.

A request has been received from the Barbera Packing Corporation for permission to install a 30-foot driveway on Sacramento Street north of Walnut Street and the Engineering Department recommends that the request be granted. One parking stall would be lost but there is a low demand for parking in this vicinity. On motion of Councilman Brown, Dow second, the Council approved the installation of a 30-foot driveway for Barbera Packing Corporation in accordance with the sketch submitted.

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PLANNING COMMISSION

PROFESSIONAL OFFICES IN R-3 AND R-4 ZONES

The Planning Commission recommended that the zoning ordinance be amended which would permit the establishment of certain professional offices in the R-3 and R-4 zones on properties located adjacent to or across the street from commercial and industrial zones. The matter was set for public hearing at the meeting of August 7, 1963 on motion of Councilman Dow, Brown second.

PC ACTIONS

The following actions of the Planning Commission were taken at its meeting of July 8:

1. Denied the request of Mr. J. P. Wright for a zoning adjustment to permit a detached accessory building to occupy more than 30 per cent of the required rear yard at 901 Mariposa Way in the R-2 residential zone.
2. Approved the request of Stone Brothers Realty for a use permit to operate a tract sales office for homes in the Hutchins Sunset Park Subdivision at 1700 West Lodi Avenue in the R-1 residential zone.
3. Approved the request of Mr. Barney Filbin for a zoning adjustment for the erection of a six-foot-high fence on the property line adjacent to Lee Avenue for a home at 323 West Oak Street in the R-4 residential zone.

CAPITAL OUTLAY BUDGET

The City Manager gave a short resume of the Capital Outlay Budget for 1963-64, revised copies thereof having been presented to members of the Council.

SCAVENGER COMPANY BROCHURES

Councilman Culbertson mentioned the brochures prepared by the Scavenger Company which are to be presented to customers. He questioned the rate on 12-yard loads which was more per yard than lighter loads. Mr. Graves said he would check this out with the Company.

ORDINANCES

1962 EDITION NATIONAL ELECTRICAL CODE

ORD. NO. 751 ADOPTED

ORDINANCE NO. 751, entitled "AN ORDINANCE ADOPTING BY REFERENCE THE NATIONAL ELECTRICAL CODE, 1962 EDITION: REGULATING THE INSTALLATION, ALTERATION OR ADDITION OF ELECTRICAL WIRING, DEVICES, APPLIANCES, OR EQUIPMENT IN THE CITY OF LODI; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR; PROVIDING PENALTIES FOR THE VIOLATION THEREOF; AND REPEALING SECTION 9.1 AND 9.2 OF THE LODI CITY CODE: RENUMBERING SECTIONS 9.3 TO 9.16 OF THE LODI CITY CODE; AND AMENDING RENUMBERED SECTIONS 9.31, 9.32, 9.33, AND 9.35." having been introduced at the regular meeting of July 3, 1963, was brought up for passage on motion of Councilman Brown, Dow second. Second reading was omitted after reading by title and the ordinance was then passed, adopted and ordered to print by the following vote:

AYES: Councilmen - BROWN, CULBERTSON, DOW, ULMANN
and KATZAKIAN

NOES: Councilmen - NONE

ABSENT: Councilmen - NONE

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REZONES
SW COR YORK
& HUTCHINS
TO R-2

ORD. NO. 753
ADOPTED

ORDINANCE NO. 753, entitled "AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY REZONING LOT 11, YORK HOMES SUBDIVISION, TO BE IN THE R-2 ONE FAMILY RESIDENTIAL ZONE" having been introduced at the regular meeting of July 3, 1963, was brought up for passage on motion of Councilman Dow, Ullmann second. Second reading was omitted after reading by title and the ordinance was then passed, adopted and ordered to print by the following vote:

AYES: Councilmen - BROWN, CULBERTSON, DOW, ULLMANN
and KATZAKIAN

NOES: Councilmen - NONE

ABSENT: Councilmen - NONE

REZONES BLK
OF LOCKEFORD,
SCHOOL, LOCUST
AND CHURCH
TO C-2

ORD. NO. 754
ADOPTED

ORDINANCE NO. 754, entitled "AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY REZONING LOTS 1, 2, 3, 4, 7, AND 8, BLOCK 12, CITY OF LODI, TO BE IN THE C-2 GENERAL COMMERCIAL ZONE" having been introduced at the regular meeting of July 3, 1963, was brought up for passage on motion of Councilman Brown, Culbertson second. Second reading was omitted after reading by title and the ordinance was then passed, adopted and ordered to print by the following vote:

AYES: Councilmen - BROWN, CULBERTSON, DOW, ULLMANN
and KATZAKIAN

NOES: Councilmen - NONE

ABSENT: Councilmen - NONE

INCREASE
BLDG PERMIT
FEES

ORD. NO. 755
ADOPTED

ORDINANCE NO. 755, entitled "AN ORDINANCE OF THE CITY OF LODI CHANGING THE BUILDING PERMIT FEES AS SET FORTH IN THE LODI CITY CODE, SECTION 5.2." having been introduced at the regular meeting of July 3, 1963, was brought up for passage on motion of Councilman Culbertson, Dow second. Second reading was omitted after reading by title and the ordinance was then passed, adopted and ordered to print by the following vote:

AYES: Councilmen - BROWN, CULBERTSON, DOW, ULLMANN
and KATZAKIAN

NOES: Councilmen - NONE

ABSENT: Councilmen - NONE

AMBULANCE
REGULATIONS

ORD. NO. 756
ADOPTED

ORDINANCE NO. 756, entitled "AN ORDINANCE OF THE CITY OF LODI LICENSING AND REGULATING THE USE AND OPERATION OF AMBULANCES UPON THE PUBLIC STREETS OF THE CITY OF LODI" having been introduced at the regular meeting of July 3, 1963, was brought up for passage on motion of Councilman Dow, Ullmann second. Second reading was omitted after reading by title and the ordinance was then passed, adopted and ordered to print by the following vote:

AYES: Councilmen - BROWN, CULBERTSON, DOW, ULLMANN
and KATZAKIAN

NOES: Councilmen - NONE

ABSENT: Councilmen - NONE

ENDORSE
HARNEY LANE
INTERCHANGE

Councilman Brown said action should be taken on the requested endorsement of an interchange at Harney Lane. Mr. Rastetter stated that the State Division of Highways had money available

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RES. NO. 2640
ADOPTED

for such a project and that the County Board of Supervisors had gone on record favoring the interchange. Councilman Dow moved that Resolution No. 2640 be adopted endorsing construction of a full interchange at Highway 99 and Harney Lane and that copies of said resolution be forwarded to the State. The motion was seconded by Councilman Culbertson and carried by unanimous vote.

ADJOURNMENT

On motion of Councilman Culbertson, Dow second, the Council adjourned to July 31, 1963 in order to have a meeting with the North San Joaquin Water Conservation District.

Attest: *Beatrice Garibaldi*
BEATRICE GARIBALDI
City Clerk